

TEXAS TRANSPORTATION COMMISSION

BEXAR County

MINUTE ORDER

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SAN ANTONIO District

In the City of San Antonio, Bexar County, on SL 1604, the State of Texas acquired an easement interest in certain land by an instrument recorded in Volume 4473, at Page 539, of the Deed Records of Bexar County, Texas.

All of the easement, which easement encumbers the real property described in Exhibit A (the tract), is no longer needed for a state highway purpose.

In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (the commission) may release an easement interest no longer needed for a state highway purpose to the owner of the fee in the property.

Milestone 1604 Investments, Ltd., a Texas limited partnership, is the owner of the fee interest in the property and has requested to purchase the easement interest for \$53,000.

The commission finds \$53,000 to be a fair and reasonable value of the state's right, title, and interest in the easement interest.


IT IS THEREFORE ORDERED by the commission that the easement interest encumbering the tract, described in Exhibit A, is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in the easement interest to Milestone 1604 Investments, Ltd., a Texas limited partnership, for \$53,000.

Submitted and reviewed by:

DocuSigned by:  
  
BDEF0413AC9E4EC

Director, Right of Way Division

Recommended by:

DocuSigned by:  
  
A36629BA547D4BD

Executive Director

115955 Feb. 25 2021

Minute	Date
Number	Passed

## EXHIBIT A

0.278 of one acre of land, more or less, same being out of and a part of that certain 478.75 acre tract of land out of the San Antonio Ditch Co. Survey No. 64, Abstract No. 871, County Block 4335, and an other survey, in Bexar County, Texas, which 478.75 acre tract was conveyed to E. C. Beam by deed dated April 1, 1941 of record in Volume 1813, Page 581, Deed Records of Bexar County, Texas, which 0.278 of one acre of land, more or less, is more particularly described by metes and bounds as follows:

BEGINNING at a point on the west line of Cagnon Road and the east line of said E. C. Beam property, said point being North 00° 14' 00" East a distance of 870.00 feet along said line from the existing southeast corner of said E. C. Beam property on the south line of said San Antonio Ditch Co. Survey;

THENCE, South 60° 14' 00" West a distance of 92.27 feet to a point for a corner;

THENCE, North 29° 45' 00" West a distance of 100.00 feet to a point for a corner;

THENCE, North 60° 14' 00" East a distance of 150.00 feet to a point for a corner on the east line of the E. C. Beam property and the west line of Cagnon Road;

THENCE, South 00° 14' 00" West a distance of 115.47 feet to the point of beginning.